



Petition Number: 2301-DDP-02

Project Name: Chatham Commons Lot 1 & 2

Subject Property: 1379 Chatham Commons Blvd. (the "Property")

Petitioner: MAP Westfield II, LLC

Representative: Midland Atlantic Properties

Request: Petitioner requests **Detailed Development Plan** review of a 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building on 1.47 acres +/- in the Chatham Commons PUD District.

Current Zoning: Chatham Commons PUD District

Current Land Use: Vacant

Approximate Acreage: 1.47 acres +/-

Property History: Chatham Commons PUD (Ord. 17-03 / 1703-PUD-03; 4/11/2017)
Chatham Commons Overall Development Plan & Primary Plat (1703-ODP-01 & 1703-SPP-01, 4/17/2017)
Chatham Commons Secondary Plat (2301-SFP-02, *pending*)

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Weston Rogers, Associate Planner

BACKGROUND

The applicable zoning district is the Chatham Commons Planned Unit Development (PUD) District. The property has an underlying zoning classification of General Business (GB). The project is for a new 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.



- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 23) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17 03, Section 8 – General Regulations).

- 24) Minimum Lot Area: No Minimum
- 25) Minimum Lot Frontage: 80 feet
- 26) Minimum Building Setback Lines:
 - a) Front Yard (shall be that of which is facing the public right of way at entrance):
 - i) US Highway 31: 30 feet
 - ii) 191st Street: 30 feet
 - iii) Internal to District: 15 feet
 - Side Yard: No Minimum
 - b) Rear Yard: No Minimum
- 27) Minimum Lot Width: No Minimum
- 28) Building Height:



a) District 2 Minimum Building Height:

i) One (1) story

29) Maximum Building Height (all districts):

a) None, except that no structure taller than two (2) stories shall be construction on Out-lot 1 as identified on "Exhibit B" (of Ord. 17-03) so long as adjacent property is used for single-family residential use.

30) Minimum Building Size:

a) District 2:

i) 3,000 square-foot footprint, shall include outdoor seating area.

31) Maximum Building Size:

a) 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size.

DEVELOPMENT STANDARDS

The plans comply with Chapter 6 Development Standards and Chatham Commons PUD District (Ord. 17-03, Section 9 – Development Standards), as applicable to a Detailed Development Plan.

32) Accessory use and Building Standards (*Article 6.1 and PUD Ord. 17-03 Article 9.1(B)*)

a) Building Location:

i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

b) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.

iv) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

- vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vii) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

33) Architectural Standards (*PUD Ord. 17-03 Sec. 9.2, Article 6.3(F) and Article 5.3(K) of the UDO*)

PUD Ord. 17-03 Sec. 9.2 Requirements:

- a) In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.
 - i) Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements: Building Materials, shall not apply; rather the following shall apply:
 - (1) A minimum of sixty percent (60%) of each Building Facade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (3) below.
 - (2) Each Building Facade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).
 - (3) If Architectural Insulated Panels are used as an exterior building material, then the following applies:
 - (a) A minimum of thirty-three percent (33%) of each Building Facade, excluding windows and doors, shall be Masonry Materials.
 - (b) No more than sixty-seven percent (67%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - (c) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, maybe covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.
 - ii) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C to the PUD is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not represent the final design or specify a required architectural style or element, they do hereby establish a conceptual benchmark for the quality of structures that are permitted to be constructed and that contribute to the District's intent and vision.
 - iii) Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.

UDO Article 6.3(F) Requirements:

- b) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
 - i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.
 - ii) Building Materials:
 - (1) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, “External Façade”), shall comply with the following:
 - (a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or
 - (b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
 - (2) All Other Facades: No more than twenty-five percent (25%) of all other Building Facades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (3) General Standards:
 - (a) The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
 - (b) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Façade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.
 - iii) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

- iv) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360-degree architecture).
- v) Building Elevations:
 - (1) Horizontal Design:
 - (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.
 - (2) Wall Planes:
 - (a) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- vi) Gutters and Downspouts:
 - (1) Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- vii) Roof Design:
 - (1) Pitched Roofs: Pitched roofs shall comply with the following:
 - (a) Minimum Pitch: 5 (vertical units): 12 (horizontal units).
 - (b) Shall be comprised of three (3) or more roof slope planes.
 - (c) Shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
 - (2) Flat Roofs: Flat roofs shall comply with the following:
 - (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.

- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 - (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
 - (d) Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.
- (3) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.
- viii) Main Entrances:
 - (1) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
 - (2) The location, orientation, proportion and style of doors shall complement the style of the building.
- ix) Windows:
 - (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
 - (2) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.
- x) Awnings:
 - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
 - (2) Awnings shall be made of a non-reflective material.

- (3) All awnings shall be kept in good repair.
- (4) Metal or aluminum awnings are prohibited.
- (5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

UDO Article 5.3(K) Requirements:

c) State Highway 32 Overlay District:

Comment: Informational; many of the SR 32 Overlay District Requirements overlap the UDO Article 6.3(F) Business District Architectural Requirements. For the purposes of this letter, only additional applicable architectural standards beyond those standards previously covered are outlined below.

i) Drive-thrus and Fueling Stations

- (1) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

ii) Flat Roofs

- (1) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.
- (2) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (3) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:
 - (a) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line; or
 - (b) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION.



34) Building Standards (*Article 6.4*)

35) Fence Standards (*Article 6.5*)

36) Height Standards (*Article 6.6*)

37) Landscaping Standards (*Article 6.8*)

a) Selection, Installation, and Maintenance of Plant Materials

- i) A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

b) General Landscaping Design Standards

- i) Grass or other Groundcover and shall be used in all green space areas and Yards.
- ii) Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

c) General Screening Standards

- i) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.

d) Minimum Lot Landscaping Requirements:

- i) Business uses require a minimum of 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.

e) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

f) External Street Frontage Landscaping Requirements:

- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-

five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: 50 or more spaces = 10% landscape area.

(a) Parking Area is defined as “Any public or private land area designed and used for parking more than four (4) motor vehicles, and shall include garages, Driveways, Parking Spaces, drive aisles and areas of Streets legally designated for parking.”

(2) Interior Parking Area Islands:

(a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

(1) Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

(2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

a) General Lighting Standards:

i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.
- b) Multi-family Residential, Business, and Industrial Standards:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
 - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) footcandle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
 - vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

a) Required Spaces

- i) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.
- ii) Restaurants: One (1) space for each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- iii) Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.
- iv) Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.
- v) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished. Parking data shall demonstrate an appropriate amount of parking will be provided for the proposed business / operational use of the property.



- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- 46) Vision Clearance Standards (Article 6.19)
- 47) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 48) Block Standards (Article 8.1)
- 49) Easement Standards (Article 8.3)
- 50) Monument and Marker Standards (Article 8.5)
- 51) Pedestrian Network Standards (Article 8.7)
 - a) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- 52) Storm Water Standards (Article 8.8)
- 53) Street and Right-of-Way Standards (Article 8.9)
- 54) Street Light Standards (Article 8.10)
- 55) Street Sign Standards (Article 8.11)
- 56) Surety Standards (Article 8.12)
- 57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2301-DDP-02 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895